WARRANTY DEED

R-UP-02-1425

STATE OF Tennessee

COUNTY OF

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

X _____
Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2002.

_____
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires JAN. 31, 2004

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky D. Miller	Union Planters Bank,NA	
1425 Gartland Ave (ADDRESS)	1900 Charles Bryan Road (ADDRESS)	83-9-320
Nashville, Tennessee ~~37211~~ 37206 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TAMARA J. JIMISON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICKY D. MILLER A SINGLE PERSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 101 on the Plan of the Subdivision of A. V. Lindsley's 29 acre tract as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tamara J. Jimison by Deed dated March 26, 1999 and filed for record on March 30, 1999 in Book 11405, Page 840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1425 Gartland Ave, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22nd day of August, 2002.

Tamara J. Jimison

Davidson County DEEDWARR
Recvd: 08/27/02 13:23 2pgs
Fees:13.00 Taxes:292.30

20020827-0103558

STATE OF Tennessee
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named Tamara J. Jimison , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 2002.

My Commission Expires:

Notary Public

DAVIDSON COUNTY, TENNESSEE
My Commission Expires JAN. 31, 2004

STATE OF Tennessee
COUNTY OF

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 22nd day of August, 2002.

My Commission Expires _____ _____

Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903